

**3 May 1725 Thomas Matthew**

[Note: This and following three reports up to and including 4th August 1725 constitute the minutes of a committee established by the Corporation of Governors for Guy's Hospital to oversee the loan from Thomas Guy to Sir William Blackett. Guy's Hospital was founded in 1721 by Thomas Guy, a London bookseller and publisher. The Governors managed the hospital and administered the estates and other assets bequeathed to it, including the Blackett loan.]

At a Committee met at Batsons Coffee House on Cornhill Monday the 3rd of May 1725 for inspecting the State of the Agreement depending between Thomas Guy Esquire at the time of his disease [sic] and Sir William Blackett Bart. according to an order of the Court of Committees held at Mr Guy's Hospital the 28th of April last

Present Mr Treasurer Mr Osborn Mr Lade Mr Lesingham Mr Kenrick Mr Hollis

The Minute of the Court of Committees for appointing this Committee were read.

The Articles between Thos. Guy Esqr. deceased and for Sir William Blacket[t] Bart. dated the 13th July 1723 An assignment of some securities from Thomas Cremer Esqr. for in trust for Mr Guy and Mortgage Deeds of Lease and Release from the said Sir William Blacket[t] to the said Mr Guy dated 6th and seventh of March 1723 were read.

Mr Osborn and the Clerk of this Corporation gave the Committee a Relation of the Transaccons and dealings between Mr Guy and Sir William Blacket[t]; and laid before the Committee an account drawne up touching all the Receipts & payments that had happen'd between them and the same was read

The Clerk laid before the Committee a Rental of [of] Sir William Blacke[t]s Estate comprised in the said Mortgages and the same was read.

Ordered That the Clerk do state the several matters Transactions and Proceedings which were between Sir William Blacket[t] and Mr Guy as they appear to this Committee by way of report

Resolved

That it is the Opinion of this Committee that direcons be given on behalf of this Corporacon for proceeding to the Discharge of the Incumbrances on Sir William Blacket[t]s mortgaged Estate as are yet remaining unsatisfied and were agreed or are necessary to be discharged and also for proceeding on the further Loan of Twelve Thousand Pounds when the agreements relating to the Sixty Five thousand pounds shall be completed and the Acco[ou]nts relating to the said Transactions shall be fully

Stated explained and settled by and with the advice of Mr Horseman as Counsel on behalf of this Corporation

The Clerk having presented a Draught of a Report the same was read and approved and is as follows

To the Court of Committees of the Corporation of the President and Governours of the Hospital founded at the sole costs and charges of Thomas Guy Esq.

In Pursuance of an order of a full Court or Court of Committees held at Mr Guy's Hospital on Wednesday the 28th day of April last That Mr Treas[ure]r Mr Lade Mr Kenrick Mr Osborn Doctor Fauquier Mr Lessingham Mr Raper and Mr Hollis or any three of them with such other of the members of the said Court of Committees as should be present at the times of their meeting be a Committee to inspect the state of the Agreements depending between Thomas Guy Esqr. at the time of his decease and Sir William Blackett Baronet and to report the same with their opinion thereon to a future full Court or Court of Committees The above named Mr Treasurer Mr Lade Mr Kenrick Mr Osborn Mr Lessingham Mr Raper and Mr Hollis being met at Batson's Coffee House in Cornhill on Monday the third day of this instant May and having inspected the Several Writings and Papers relating to the said Agreements herein after mentioned Do make this their following report in regard to the said order

The Committee are informed that when the Proposals for this Mortgage were first made to Mr Guy a particular was delivered to him a Copy whereof is annexed to this their Report representing that the yearly Rents of Sir William Blacket's Estate in the Counties of Northumberland and Durham were upwards of Six Thousand Eight hundred Pounds Exclusive of his Lead Mines That the Proposals first made to Mr Guy were that such of his Estates described in that particular as Mr Guy should make his Election of not exceeding in the whole Five Thousand Pounds p[er] Annum should be cleared of all Incumbrances and made a Security to Mr Guy for the Payment of Sixty Five thousand pounds and Interest at Four pounds Ten Shillings p[er] cent p[er] annum That the said Sum of Sixty five Thousand pounds should be first applyed to the Discharge of such of the Incumbrances as could not be then discharged (amounting in the whole to Seven hundred pounds p[er] Annum should be removed from that part of the Estate which should be made Mr Guy's Security and charged on that part of the Estate which Mr Guy should leave out in his Election.

The Committee find the greatest part of the Incumbrances on the Estate of Sir William Blacket to have arisen from the will of his late Father who dyed on or about the year 1705 By which will the Bulk of his Estate was devised to Trustees for the Term of Ninety Nine years and charged with the Payment herein after menconed Vizt. of several of his debts amounting to Thirteen thousand six hundred pounds Principal Money of One Thousand pounds to the poor of Newcastle with the Payment of Two

thousand pounds a Legacy to his widow the Lady Blacket Eight hundred pounds p[er] annum to Lady Blacket for her Life then purchased by Sir William Blackett and converted into a Mortgage of Eight thousand Eight hundred pounds principal money and for which Legacy Annuity and Mortgage and other demands there appeared afterwards to be an Account of long standing open and unsettled between Sir William Thomson with whom the Lady Blackett intermarried and the present Sir William Blackett with the Payment of Six thousand Pounds a piece to Six of his Daughters on their Marriage and in the mean time with Two hundred Pounds p[er] Annum to each of them of whom four of them being married had become Entitled to receive Twenty four thousand pounds and had received of that sum only Four Thousand Pounds the whole of the said Incumbrances which were then payable amounting to Fourty five Thousand four hundred pounds principal Money were proposed to be paid out of the said sum of Sixty five thousand pounds as also the following Incumbrances contracted by the present Sir William Blackett Vizt. The Principal sum of Thirteen Thousand pounds due to one Featherstone, in Trust for three several Persons at Newcastle a Mortgage to one Thomas Cremer on the Discharge of which Four thousand pounds was advanced on the Acco[un]ts of Sir William Blackett and a Judgement to one Musgrave for the Principal sum of Six hundred pounds which last menconed Incumbrances amount together to seventeen thousand six hundred pounds and being added to the amount of the Incumbrances first mentioned make the whole of the Incumbrances proposed to be paid off out of the said sixty five Thousand pounds to be advanced by Mr Guy sixty three Thousand pounds Principal money after the payment of which it was proposed that the Remainder of the said sixty five thousand pounds should be paid to Sir William Blackett

Though the Committee represent this to have been the state of the Incumbrances on the said Estate at the time of Commencing this Treaty they are however informed that Sir William Blackett or his Agent were not then prepared with or did not then at least produce a Distinct State of the said Incumbrances That they seemed to presume that sixty five thousand pounds would much more than pay off the whole of the said Incumbrances and that the Remainder payable to Sir William Blackett would be considerably larger.

The earliest Evidence in this affair between the aforesaid parties in Writing the Committee find in Articles of Agreement Indented bearing date thirteenth of July 1723 By these Articles it is agreed on behalf of Sir William Blackett that he should make a good Mortgage to Mr Guy of suche part of his Estate in the Counties of Northumberland and Durham or one of them as Mr Guy should make choice of clear of all Incumbrances not exceeding in the yearly Rents of such Estate Five thousand pounds p[er] Annum for securing the payments of sixty five thousand pounds with the Interest after the Rate of Four pounds Ten Shillings p[er] Cent p[er] annum And it is further by these Articles agreed on behalfe of both the said Parties that such sum of sixty five thousand pounds when the same or any part thereof pursuant to the

Agreement should come to be advanced by Mr Guy should be taken by Sir William Blackett in Mr Guy's Four pounds p[er] Cent Annuities Transferrable at the Bank to be transferred to Sir William Blackett or his Order and accounted for by and to him at the Rate of Ninety six pounds ten shillings p[er] Cent being then near the Current price of the said Annuities or should be raised by sale of such annuities That if this Agreement took effect Mr Guy should have interest for the said sum of sixty five thousand pounds from the time of Executing the said Articles and that Sir William Blackett should have all the Dividends to be thereafter made on so much of the said Annuities remaining in the name of Mr Guy and untransferred pursuant to the above described Agreement to Sir William Blackett or his order as computed at the price of Ninety six pounds Ten shillings p[er] Cent would produce the sum of sixty five thousand pounds

The Committee understand this Agreement on behalf of Mr Guy to be on Condition only that the said Mortgage proceeded that Mr Guy had not then made his Election of what part of Sir William Blacketts Estate he would have for his Security nor was the Title as this Committee are informed laid before or approved by Counsel That therefore if Mr Guy had disliked the Title and for that or any other reason declined proceedings the Annuitys and Dividend aforesaid would have been to be given to Sir William Blackett that the said Annuities were to be Transferred on the Acco[un]t or to the Order of Sir William Blackett only to raise the said sum of sixty five thousand pounds or such parts of it as should come to be advanced upon his Estate in Case the said Mortgage should go forwards

The Committee find the first Sum of Four thousand pounds advanced to Sir William Blackett on the 7th of August 1723 on the Assignment of particular Securities from Thomas Cremer Esq. and not in strict pursuance of the aforesaid Articles Mr Guy not having then made his Elec[t]ion of any particular parts of the Estate for his Security This Sum your Committee are informed was advanced with regard to Sir William Blacketts pressing Occasions for it and before the General intended Mortgage could be proceeded on But it being agreed that in Case that General Mortgage went foreward that sum should be reckoned and made part of the Sum of Sixty five thousand pounds It was raised by the sale of Four thousand one hundred and fifty pounds of the said Annuities which at Ninety Six pounds ten shillings producing Four thousand and four pounds fifteen shillings the Sum of Four pounds fifteen shillings was paid to Mr Guy as the price of so much more stock transferr'd by him than was then transferrable on account of Sir William Blackett and therefore transferred by him on his own Account ?

The Committee find no further Evidence of any proceedings upon the abovementioned proposals or Agreement till the 7th of March 1723 which they are informed besides the delay arising from the necessity of Engineering into the particulars of Sir William Blacketts Estate and the Evidences of his Title was owing to some difficulties started in the Execution of them

One of which the Committee are informed was that it was found impracticable to remove the abovementioned Incumbrances amounting to Seven hundred pounds p[er] annum from the Bulk of Sir William Blacketts Estate to any particular part of it or to pay off the aforesaid Sum of One thousand pounds payable to the use of the Poor of Newcastle and that therefore the Estates to be mortgaged to Mr Guy must continue subject to these Incumbrances.

Another Occasion of the delay the Comm[it]ee are informed was that Sir William Blackett had discovered that the Incumbrances to be paid off amounted to more and would take up a greater part of the Sixty five thousand pounds than he had expected and that for that and other Reasons he should want a much Larger Sum than the Remainder of Sixty five thousand pounds after the Discharge of the said Incumbrances that Sir William thereon applyed for the further Sum of Twelve thousand pounds proposing for this and the last mentioned Reasons to enlarge the Security beyond Five thousand pounds p[er] annum and desired that upon these Proposals the Original Agreement for Sixty five thousand pounds might be altered and enlarged to the Sum of Seventy Seven thousand pounds.

Mr Guy, The Committee are informed agreed to the Loan of the further Sum of Twelve thousand pounds but was advised not to recede from the former Agreement for the Loan of Sixty five thousand pounds and the Discharges of such of the said Incumbrances as could then be removed and paid off out of that Sum nor to advance any further Sum of Money till that Agreement on such of the aforesaid Conditions as yet remained practicable was fully executed whereupon it was at last agreed as the Committee are informed.

That a Mortgage should be made to Mr Guy of the whole of Sir William Blacketts Estate menconed in the annexed particular (Except the House in Newcastle and some other Articles amounting as they are described in the particular to the yearly value of Five hundred and nineteen pounds) and also of all Sir William Blacketts Lead Mines of Inheritance Subject to such of the aforesaid Incumbrances as could not be then removed or paid off foresecuring the payment of Four thousand pounds already advanced and of the further Sum of of Sixty one thousand pounds to be advanced in Annuities as aforesaid and to be applied first to the Discharge of such of the Incumbrances aforesaid as could be paid off and the Remainder to be paid to Sir William Blackett

And that when the above Agreement for the Loan of Sixty five thousand pounds was completed the further Sum of Twelve thousand pounds should be advanced upon the Equity of Redemption of the said Sixty five thousand Mortgage and on the further Security of Several Leasehold and Copyhold Estates part of or Necessary to the Working of his said Lead Mines.

And such General Mortgage for Sixty five thousand pounds the Committee find have been made and executed to Mr Guy by Lease and Release bearing date the 6th and 7th day of March 1723

After the advancing the sum of Four thousand pounds on the Discharge of Cremer's Mortgage and Executing the said General Mortgage as aforesaid Sir William Blackett as the Committee apprehend became entitled to have the further Sum of Sixty one thousand pounds advanced in Annuities after the Rate of Ninety Six pounds Ten Shillings p[er] Cent in discharge of the Incumbrances on the Estate agreed to be paid off and the Remainder to himself or in other Words to have so many of the said Annuities as computed at the price of Ninety Six pounds Ten shillings would amount to or produce the sum of Sixty one thousand pounds transferred or sold on his Account and to have all the Moneys received on the Sale of or by Dividends made on that Quantity of Annuities applied in the first place to the discharge of Incumbrances on his Estate and to receive the Remainder to himself.

The quantity of Annuities producing at the Rate afore[sai]d the sum of sixty one thousand pounds The committee compute to be Sixty three thousand two hundred and twelve pounds or thereabouts and are informed that it had been so computed and agreed about the time of Executing the said Gener[a]l Mortgage since which the Committee find an Account has been kept Separately by Mr Osborn and the Clerk of this Corporation of what Sums have been raised by the Sale of any part of the Sixty three thousand two hundred and Twelve pounds Annuities what parts thereof have been sold and at what prises and what part of the said Sixty three thousand two hundred and Twelve pounds Annuities have remained unsold at the time of making any Dividend on the said Annuity's and for the Several Sums arising by the sale of any part of the said Sixty three thousand two hundred and Twelve pounds Annuities and Such Dividends as have been made from time to time on such part thereof as has remained unsold Sir William Blackett has been by them entered Creditor (the s[ai]d several sums having been received by Mr Guy and remaining with him till the Application thereof to the discharge of the Several Incumrances as they were from time to time assigned to him or otherwise on Account of Sir William Blacket[t]).

And on the otherside of the same Acco[un]t has been ent[e]red the particular Sums advanced on the assignment of Several Incumbrances to Mr Guy or otherwise on Acc[oun]t of Sir William Blackett and likewise the Interest of the said Sum of Sixty five thousand pounds as it became due half yearly before the decease of Mr Guy and for those Sums Sir William Blackett has been entered debtor

The Committee have caused a Copy of the s[ai]d Acco[un]t Examined and agreed to by Mr Osborn and the Clerk of this Corporation to be annexed to this Report and to that refer themselves for the particulars of the above Transactions as also for the particular

Incumbrances that have been from time to time paid off and assigned to Mr Guy or others in Trust for him in Pursuance of the said General Mortgage and Agreements.

The Committee collect from the said annexed acco[unt]s That there have been at different times transferred and sold on acco[un]t of Sir William Blackett in the whole before the decease of Mr Guy out of the said Sixty three thousand two hundred and Twelve pounds Annuities Fifty one thousand Seven hundred and fifty pounds That the Monies arising by sale thereof and for Dividends received on that part of the Sixty three thousand two hundred and Twelve pounds which remained unsold amount in the whole to Fifty three thousand Seven hundred and thirty eight pounds Six shillings and nine pence That there has been paid since the said Seventh of March in discharge of Several Incumbrances or otherwise on Account of Sir William Blackett in the whole Fifty one thousand and twenty four pounds six shillings and Seven pence which with one years Interest placed to the Credit of Mr Guy in the said Account due the 13th July last before his decease makes Fifty three thousand nine hundred and forty nine pounds six shillings and seven pence That the Balance due to Mr Guy on the said Account at the time of his decease was Two hundred and Ten pounds nineteen Shillings and Ten pence That there remains to be further Transferred on Acco[un]t of Sir William Blackett Eleven thousand four hundred and sixty two pounds of the said Annuities and a Dividend of Credit and together with the produce of the said £11462 when sold after the above Sum of £210.19.4 shall be deducted to be applied to the discharge of several matters yet remaining unsatisfied vizt. of about £9000 due on a Mortgage and upon Account to Sir William Thomson £1750 or thereabouts payable for the Arrears of a Rent charge into Chancery for the use of Mrs Ord an Infant and £600 due on a judgement to Mr Musgrave which are Incumbrances on the Estate and must be paid off as your Committees are informed.

The Committee are further informed that the Treaty and Transactions above mentioned were carried on by the advice of Gilbert Horseman Esquire Councillour at Law and agree to report it their Opinion.

That Directions be given on behalf of this Corporation for proceeding to the discharge of the Incumbrances above mentioned to be agreed to be paid off and yet are remaining unsatisfied.

And to the further Loan of £12000 where the Agreement relating to the said £65000 shall be completed and the Accounts relating to the said Annuities shall be fully stated Explained and settled by and with the advice of the said Mr Horseman as Council on behalf of this Corporation

**3 May 1725 Thomas Matthew**

[Note: In the original volume of minutes this rental account follows the minutes of the 3rd May meeting, indicated as an annex in those minutes. Most of the properties identified are named correctly, but some mistakes have crept in, presumably through geographical unfamiliarity on the part of the clerk and governors. The more glaring of these are followed in the text with [expansions] indicating the presumed real location]

Copy of the Accounts whereunto the foregoing Report refers

An Account of what moneys have been received and paid by Thomas Guy Esqr. and Acco[un]ts

of Sir William Blackett Bart. since the date of and pursuant to An Agreement between the said Parties of the 13th July 1713, for the said Mr Guy's Transferring on Account of Sir William Blackett so many of his 4 p[er] Cent Annuities as at the price of £96.10 would produce the sum of £65000 to be advanced to the said Sir William Blackett on a Mortgage of his Estate for securing the repaym[en]t thereof with Interest from the said 13th of July after the Rate of £4.10 p[er] Cent p[er] Ann[um]

Sir Will. Blackett Cr.

1723 Aug[us]t Annuities Transferred

By so much of 4150 of the said Annuities then sold and Transferred on Acco[un]t of Sir William Blackett as at £96.10 p[er] C[en]t produced the Sum of £4000 the Remainder of the said £4150 being sold on Mr Guy's own Acco[un]t and for which he received £4-15 to his own use

4000-0-0

From this time An Account was taken of what quantity of the said Annuities in the whole would produce the Sum of £61000 being the whole Remainder of the said £65000 to be advanced pursuant to the above mentioned Agreement and such quantity of Annuities was computed and agreed to be £63212-0-0

Octor. 31

By Dividend of 2 p[er] C[en]t received by Mr Guy on £63212 of the said Annuities due at Michaelmas then last

1264- 4- 9

Mar. 16

By £6000 of the said Annuities Transferr'd and sold at 97 1/2 p[er] C[en]t

5850- -

By £12000 more of the said Annuities purchased back about the same

time by Mr Guy to himself at the same price of 97 1/2 p[er] C[en]t	11700- -
1724 April 30	
By a Dividend of 2 p[er] C[en]t at Lady day then last received by Mr Guy on £45212 of the said Annuities being the remainder then unsold of the said £63212 Annuities	904- 4- 9
By £1500 more of the said Annuities purchased back by Mr Guy to himself at the then Market price of £98 p[er] C[en]t	1470- -
May 21st	
By 6000 more of the said Annuities sold and transferred at 99 pCt	5940- -
22nd	
By 1500 D[itt]o at 99 p[er] C[en]t	1485- -
By 500 D[itt]o at 99 1/8 p[er] C[en]t	495-12- 6
June 23	
By 1200 D[itt]o at 99 1/4 p[er] C[en]t	1191- -
3d [July?]	
By 2800 D[itt]o at 99 1/4 p[er] C[en]t	2779- -
9	
By 3000 D[itt]o at 99 1/4 p[er] C[en]t	2985- -
By 50 D[itt]o at par	50- -
12	
By 5400 D[itto] at par	5400- -
16	
By 5300 D[itt]o at par	5300- -
Octo.r	
By a Dividend of 2 p[er] Cent due at Michaelmas then last 17962 the remainder then unsold of the £63212 Annuities received by Mr Guy	359- 4- 9
27	
By £1500 more of the said Annuities Transferred and sold at £101pC	1515- -
28	
By 4000 D.o purchased back by Mr Guy to himself at the same price	4040- -

Novr 9

By 1000 D[itt]o transferr'd and sold at the same price	1010- -
	£53738- 6- 7
Due to the Estate of Mr Guy Balance	210-19-
	£53949- 5- 7

[Dr]

1723 Aug[us]t By Monies paid by Mr Guy on the Executing and Assignment of a Mortgage from Thomas Cremer Esq and Sir William Blackett to himself	4000- 0- 0
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Janr.14

By half a years Interest then due on the said £65000at £4.10 pCt	1462-10-
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Mar 20

By money paid by Mr Guy in Discharge of two Bonds of £1000 each and Int[eres]t to Mrs Timothea and Mary Davison on the Assignment of the said bonds to Mr Guy	2077- 5-
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April 17 1724

By D[itt]o in discharge of Bonds and other Incumbrances to the Ex[ecu]tors of Mr Ord on their Assignm[en]t thereof to Mr Guy	4000- -
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3

By D[itt]o paid in discharge of Incumbrances to Mr Thomas Davison on his executing an Assignment thereof to Mr Guy	7600- -
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By D[itt]o paid in Discharge of Mrs Marshalls marriage portion on Assignment thereof Executed to Mr Guy	4000- -
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1724 May

By money paid Mr Nicolls for Com[issi]on on Selling 6000 Annuities and for Lre of Attorney	7-13-
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June 6

By money paid by Mr Guy to Sir William Blackett on his Executing a Receipt for the same	2000- -
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By money paid Mr Vincent the Broker for Com[issi]on on sale of £8750 of the said Annuities	10-17- 6
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17

By D[itt]o paid by Mr Guy in Discharge of Mr Abraham Dixon's  
Incumbrance on his Executing an Assignment thereof 4000- -

23

By D[itt]o paid in Discharge of an Incumbrance to Ralf Stourfield James  
Fryar and Thomas and Robt. Ord on their Executing an Assignment  
thereof to Mr Guy 13000- -

Sept 4

By D[itt]o paid in Discharge of an Incumbrance to Sir William  
Wentworth and his Lady on their Assignment thereof to Mr Guy 7018-16- 4

By D[itt]o in Discharge of an Incumbrance to the Ex[ecu]t[o]rs of John  
Trenchard Esqr. on their Assignment thereof to Mr Guy 7309-14- 9

By half a years Interest of £65000 due the 14th July 1724 1462-10-

£ 53949- 6- 7

Copy of the particular of Sr. William Blacketts Estate whereto the foregoing Report  
refers

A Rental or yearly value of the Estate of Sir William Blackett lying in Northumberland  
and Bishoprick of Durham Viz. Wallington Mansion House the Seat of the Family a  
Noble New Building.

p[er] Annum  
£ s d

A Farm lying in Wallington Demesne by Lease to Robert Clark at	106
Another Farm in the said Demesne let by Lease to William Smith at	91 10
Another Farm in the said Demesne let by Lease to Bry[a]n Lowery at	85
Another Farm in the said Demesne let by Lease to Joseph Robinson at	85
Another Farm lying on the Southside of Cambox and half of Cadwell let by a Joint Lease to Thomas Bushby Robt. Clark Mark Bowman & Willm. Manship	112
Another Farm lying on the Northside of Cambox and half of Cadwell let by Lease to Fenwick Bowman at	112
Another Farm part of Newbegin let by joynt Lease to Joseph Robinson Robt. Wallis Launcellot Wallis and Jos. Wallis at	90
Another Farm other part of the said Newbegin let by Lease to Mark Thompson at	65

Wallington Mill let by Lease to John Gilpatrick	25
Part of Rothley Farm let by Joint Lease to William Spearman Robt. Spearman Thom[a]s Smith Robt. Heppell P. Hindmarsh Jos Redshaw and S. Spoor at	300
The Malting in Rothley let by Lease to Thos. Spoor at	12
Rothley Mill let by Lease to Thomas Hindmarsh at	23
A Farm called Donkin Rigg let by Lease to John Burn at	28
Another Farm called Cambo Slough let by Lease to Mark Thompson at	27
Another Farm called Green Layton let by joynt Lease to William Hogg and Mary Hogg at	80
Another Farm called Fallow Lee let by Lease to James Robinson at	110
A Farm and Lanes called Harwood house let by Lease to Thomas Burn at	30
Another Farm called Leighton Dykehead let by Lease to Jos. Nicholson at	30
Another Farm called Harwood Comon let by Lease to Robert Doubleday at	120
Another Farm called Hatterton Town let by Joint lease to James Nicholson Wm. Nicholson Richard Gibson Geo. Gibson Luke Reay and William Reay at	200
Another Farm called Herterton Hall let by Joint Lease to Will. Winshipp Robt. Jobson Christ[ophe]r Jobson and John Jobson at	130
Another Farm called Kirkhall let by joint Lease to Thomas Heppell junr. and Hester Nicholson at	120
Another Farm called Farnlaw let by joint Lease to Isabell Waulis and John Shafto at	43
Another Farm called Katchside let by joynt Lease to Thomas Heppell Senr. and John Storrey at	105
Another Farm called Hawich let by joynt Lease to Edward Hadley Joseph Arthur and Geor. Kirk at	70
Another Farm called Sweethorpe and Mill let by joynt lease to Thomas Cook Senr. and Thomas Cook junr. & William Cook junr. At	120
Long Whitton Quit: rent pd. by Cuthbert Swinbourn	1 6 8
Kirkheaton Colliery Untennanted & was let: last at	50
A Farm in Kenton let by Lease to Harrison at	118
Note this Estate is one of the most improved Estates in the County set with Quicksett Hedges and trees in the Hedge Rows good Ten[an]ts Houses, lyes within two miles of Newcastle. It is most meadow and Pasture Ground :	
Another Farm in the said Town let by Lease to Ralph Burn at	33 10
Another Farm in the same Town let by Lease to William Horsley at	31 10
Another Farm in Do let by Lease to J. Grey at	112
Another Farm in Do let by joint Lease to James and Gawin Swan at	74
Another Farm in Do let by Lease to Geo. Hall at	53
Another Farme in Do let by Lease to Robert Tod	119

Several Cottages in Do let to Willm. Archbald and others at	6 15
Most part of the South wall and Orchard not let	3
A Farm in Wilton [possibly Welton] let by joint Lease to Henry Winship and William Bell at	226
Another Farm in the same Town let by Joint Lease to John Prudday and George Dobson at	80
Another Farm in Ditto let by Lease to Robert Prudday at	70
Cottages in Ditto let to Widow Wilson and others at	1 2
This lyes in the County of Durham within four miles of Newcastle:	
The ¼ part of Willington [Winlato] Mannor and Lands let by Joynt Lease to John Crowley Esqr. Sar. Robinson and others at	229 6 11
Note this Willington Estate will be considerably advanced	
Sir William Blacketts fourth part of the Colliery in Willington formerly let at	210
Note these Lands upon a division which is on foot will be advanced above 140£ p[er] annum:	
Gunnerton Lands Mill and Corn Tythe let by joynt Lease to Robert Shaftoe Thomas Potts James Denning Barth[oleme]w Coxen and William Usher at	260
Gunnerton Colliery let by Lease to Wm. Atkins at	40
A Farm in Hexham Demesne let by joint Lease to Thomas Carr Thomas Dobson Henry Dickenson and others at	56
A Farm called Seal Farm in Hexham let to Cuthbert Heron and Thomas Lee at	18
Callgarth horse Close and Abley Orchard in Hexham let by Lease to Robert Algood Esqr. at	27
Low Miln haugh in the possession of Sir William Blackett	18
Hall Orchard let by joynt Lease to Jos. Manghen and Edward Tale	15
Dotland Park let by Lease to John Rowland at	22
A Farm Called Yarwich let by Lease to Thomas Bell at	60
Another let by Lease to Thomas Craig at	11 10
A Farm called Westerburn hope let by Lease to John Green at	16
The Tolls of Hexham let by Lease to Richard Waulis at	48
Hexham Mills let by Lease to John Midford at	160
The Petty or Smal Tyths at Hexham let by Lease to Richard Ellis at	81
The Petty or smal Tithes of Allinday [Allendale] let by joint Lease to John Manghen Wm. Ridley and William Whitfield and George Armstrong Partners at	85
The Hay or Corn Tythe or Great Tythe of Hexham let by Lease to	

John Wikinson at	90
A Farm in Alnwick Grainge let by joint Lease to Mr Harbottle and others at	140
Broom:Haugh Farme in Alnwick Grainge let by Lease to William Bell at	30
St John ley Kirk ffarm let by Lease to Mr Tweddall at	6 13 4
Acomb and Wall fell let by joint Lease to Henry Twiddip and John Hudson at	26
Hexham and Nublock Colliery let by Lease to Mr Alsop at	6
Note The Hexham and Alnwick [Grange] Estate are agreed to be let in May next when the Leases Expire to an Advanced Rent upwards of	350
A farm called Woodcroft let by joynt Lease to Henry and John Angus at	74
A farm called Steel in the County of Durham let by Lease to Samuel Tweesdale	27 10
A ffarm called West Dukesfield let by Lease to John Featherstone at	24
A Farm called Middle Dukesfield let by joint Lease to Rich[ar]d Farlan and Thomas Dickinson at	24
A Farm called East Dukesfield let by Lease to Leonard Ivinson at	16 10
A Farm called Coal Pitts let by Lease to Richard Farlin at	21
A farm called Slealy let by Lease to John Bainbridge at	15
A farm called Redburn let by Lease to Joseph Hall and others	30 10
Several Smal Tenem[en]ts at Allenheads and Coleslough let to [space] Mowbray and others who are Colliers working in Sir William Blacketts Coal mines and Lead mines at	149 16 6 1/2
Left out:	
A very fine large Mansion: house and Gardens of Sir William Blacketts in Newcastle would let at	150
The Nunshouse and Gardens in Newcastle let by Lease to Stephen Fletcher	28
The Sidegate Lands in Newcastle let to John Dawson at	21
A Farm in Fenwick let by Lease to William Dickson at	115
Another farm in Fenwick let by Lease to Widow Dixon at	105
A farm in Shield let by Lease to George Slaughter at	65
Another farm in Ditto let by Lease to William Mason	60
A farm called the Hall let by joint Lease to James Dixon and George Slaughter at	120
Note these four last farms are agreed to be advanced in Rent to above	200
Left out	
A Farm in Ryal let by joint Lease to William and Joseph Dodd at	100

Another farm in Ditto let by joint Lease to William and Joseph Chicken at	100
Another farm in Ditto let by joint Lease to Thomas and John Dunn	80
Another farm in Kearsley let by Lease to John Dodd at	30
A Colliery in Kearsley let by Lease to James Atkins	10

£ 6870 10 5 1/2

Note if all the Leases abovementioned were Expired this Estate would let for many £100 pr annum more than the Rents abovementioned

### **26 Jun 1725 Thomas Matthew**

At a Committee met at the House of Thomas Matthew Clerk to this Corporation Saturday the 26th of June 1725 for inspecting the sate of the Agreements depending between Thomas Guy Esqr. at the time of his decease and Sir William Blackett Barrt. according to the order of the Court of Committees of the 28th of April and another Order of the Court of the 18th June instant

Present Mr Lade in the Chair Mr Lessingham Mr Osborn

Mr Lade Reported that the Report of this Comm[itt]ee of the 3rd of May had been laid before the Court of Committees of the 5th of May last.

The several Minutes of the Court of Comittees appointing and directing the Proceedings of this Committee were read.

The Clerk acquainted the Committee that Mr Allgood Sir William Blacketts Agent and Mr Launcellot Allgood the Receiver of the Mortgage Estate had been with him and compared the Account which had been prepared by this Committee with the Consideration Sums of the Several Deeds & Agreements relating to Sir William Blacketts Mortgage and found them to agree.

Mr John Allgood and Mr Launcelott Allgood both now attended.

Mr Lade produced a Letter to him from Sir William Thomson concerning his claims relating to Sir William Blacketts Estate desiring the Clerk of this Corporation might come to him concerning that matter.

Ordered

That that the Clerk do attend Gilbert Horseman Esqr. touching the Deed formerly prepared in Mr. Guy's life time for assigning Sir William Thomsons Securitys

to the said Mr Guy and then attend Sir William Thomson in order to settle that affair and prepare proper Draughts for that purpose.

Ordered

That the Clerk do attend the said Mr Horseman touching the Securities for the Sum of Twelve thousand pounds Mr Guy agreed to lend Sir William Blackett and prepare a Draught of proper Conveyances for the Proceedings on the Mortgage

## **2 Aug 1725 Thomas Matthew**

At a Committee met at the House of Thomas Matthew Clerk of this Corporation on Wednesday the 4th day of August 1725 for inspecting the state of the Agreements depending between Thomas Guy Esqr. at the time of his decease according to the former orders of the Court of Committees

Present Mr Lade Mr Raper Mr Paice Mr Lessingham Mr Hollis Mr Osborn

The Report of this Committee which met on this affair at Batson's Coffee house the 3rd of May last and the minutes of this Committee on their last meeting on the 26th of June last were read.

The clerk of this Corporation acquainted the Committee that Pursuant to their Directions he had attended Mr Horseman touching the Deed formerly prepared in Mr Guy's lifetime for assigning Sir William Thomson's Security to Mr Guy and had also attended Sir William Thomson and had received from Mr Adam the Counterpart of Sir William Blacketts Mortgage to Sir William Thomson and prepared a Draught of an assignment of the said Mortgage to this Corporation which Assignment has been approved by Mr Horseman and that Sir William Blackett and Sir William Thomson press very much to have that matter finished.

The Clerk further acquainted this Committee that he had inspected Sir William Blacketts Tittle to the Lead mines which are to be added to the Equity of Redemption of the Estate mortgaged to Mr Guy as a Security for the further Sum of £12000. and had attended Mr Horseman thereon who approved the Title and that a Draught of a mortgage Deed was preparing according to the agreement for advancing to Sir William Blackett the said further Sum of £12000. and he is very earnest to have that affair accomplished.

The Clerk further acquainted this Committee that Mr Allgood Sir William Blacketts Agent, had informed him of an Order made by the High Court of Chancery of the 10th of June last whereby the said Sir Will[ia]m is Ordered to pay the Sum of £1750 . odd pounds mentioned in, the abovementioned Report on the 10th of this month of August

or in default a Sequestration to go against his Estate That as there was such necessity for dispatching that affair there hath been prepared & laid before Mr Horseman a Draught of a Discharge for this Corporation for the sum of £1753. On their payment of that Sum to Mrs Ord out of the 4 p[er] Cent? Annuitys which are to make the £65000. on the Mortgage made by Sir William Blackett to Mr Guy

That the Committee are of Opinion to proceed to pay off Sir William Thompson and also the £1753. to Mrs Ord according to the Order of the Court of Chancery and to advance the £12000. Mortgage money and that the Clerk do perfect the Deed for those Several purposes.

It appears to this Committee that there is good reason to apprehend that the money due to Sir William Thomson and Mrs Ord and to Mr Musgrave in the former Report mentioned will exceed the Produce of £11462 Annuities in the said Report mentioned to have been remaining in the said Mr Guy's hands this Committee conceive proper care should be taken for Securing the Excess of the said Incumbrances out of the £12000 to be advanced on the New Loan.

Ordered That the Clerk draw up a Report of the Several matters that have occurred to and been transacted by this Committee since their first Report.

Ordered That the Clerk do Issue Summons for a Court of Committees to be held on Friday next at nine in the Forenoon.

The Clerk having drawn up a Report the same was Read and approved and is as followeth,

To the Court of Committees of the President & Governours of the Hospital founded at the Sole Costs and Charges of Thomas Guy Esqr.

#### **4 Aug 1725 Thomas Matthew**

4th August 1725

In further pursuance of the directions of the Court of Committees held the 5th of May the 18th June & the 26th of June last your Committee for Inspecting the State of the Agreements depending between Thomas Guy Esqr. at the time of his decease and Sir William Blackett Bart. have further proceeded towards settling those affairs and have been attended by Mr Allgood Sir William Blacketts Agent who having examined the Act mentioned set forth in your Committees former Report found and admitted the same to agree with the Several Payments made by Mr Guy to the said Sir William Blackett and other Persons who were Incumbrancers on his Estate in Mortgage to Mr Guy and the said Mr Allgood having informed your Committee that Sir William

Blackett and Sir William Thomson had settled the Account depending between them touching the money due to the said Sir William Thomson and chargeable on the said Mortgage Estate your Committee caused to be prepared proper Deeds for assigning the said Sir William Thomsons Securities to and for this Corporation and other deeds for discharging this Corporation and the said Mortgaged Estate from the Sum of £1750 or thereabouts mentioned in the said former Report to be payable into the Court of Chancery for the use of Mrs Ord which Several Deeds have been approved by Gilbert Horseman Esqr. as Council in behalf of this Corporation.

Sir William Blckett being Earnest for the advancement of the £12000 further Loan on the Equity of Redemption of the said Mortgaged Estate and of his Leasehold Lead Moines Your Committee caused the Tittle of the said Lead Mines to be inspected into and have directed Deeds to be prepared for the finishing that affair.

Your Committee apprehend it necessary for this Court to give proper Directions and Powers for transferring a sufficient quantity of 4 p[er] Cent Annuities for paying off Sir William Thomson and the said Sum of £1750 or thereabouts into the Court of Chancery for the use of Mrs Ord those Incumbrances being to be discharged out of £11462 Annuities which remained in Mr Guy's Hands at the time of his decease as mentioned in the said former Report and also to give proper Directions and powers for raising the said sum of £12000 and also to appoint the Common Seal of this Corporation to be fixed to the Counterparts of Deeds relating to the Several matters above mentioned as your Counsell shall advise.

Your Committee further Observe that as there is a sum of £600 or thereabouts due on a Judgement, from Sir William Blckett to one Mr Musgrave as mentioned in the said former Report which is likewise an Incumbrance intended to be discharged out of the said £11462 Annuity's your Committee apprehend that the said £11462 will not suffice for raising all the money due to Sir William Thomson Mrs Ord and the said Mrs Musgrave and to answer the Interest due for the £65000 and therefore conceive it will be necessary for this Court to give Directions that the said £12000 Loan be perfected before the said £11462 Annuities be all Transferred to the said Sir William Blckett or his Incumbrancers or that the said Sir William Blckett do enter into into some sufficient agreements with this Corporation that all the money which the said Incumbrances shall exceed the said £11462 annuity computing the said Annuities at £96.10s. p[er] Cent together with the Interest now due for the £65000 shall be made good and allowed out of the said sum of £12000 which is to be further advanced & lent as aforesaid.

**9 Aug 1725 Thomas Matthews**

[Note: HO9/GY/D88/2]

Memorandum

This 9th day of Aug[us]t 1725 Cha: Joye John Lade & John Renwick Esqr. have transferred to me Two thousand pounds in the Debenture annuity Stock at £103:5s p[er] cent in order to pay 1753:15:11 to the Bank of England for the Acco[un]t of Sir Wm. Blacket in further part of the £65000 mortgage money agreed to be lent to the laite Sir Wm by Tho: Guy Esqr. dece[ase]d

Witness my hand

Tho Matthews

**31 Aug 1725 Thomas Matthews to Christopher Greenwood**

Sherburn lane

31 Aug 1725

By order of Mr Treasurer I send you the Enclosed accounts that you may Enter these matters in the proper manner

By Sr Wm Blackets Acco[un]t you will see I have £310: 4s:1d in my hands which I am to account for to the Treasurer.

The Dividend & Annuity in the other acco[un]t I have paid and for these the treasurer will account with me so you are to carry all to book as if paid by the Treasurer.

I am Sr Your humble Servant

Tho Matthews

[on verso:] To Mr Christopher Greenwood at the Treasurers at St. Thomas's hospital

**23 Nov 1725 George Allgood**

[Note: the previous document states H9/97/D88/4 'Receipts from Sr Wm Blacketts Agent'.]

Received this 23rd of November 1725 of the President and Governours of the Hospital founded at the sole costs and charges of Thomas Guy Esquire by the Hands of Mr. Thomas Matthew and by value of a power to me given by Sir William Blackett the Sum of Six hundred pounds being part of the sum of twelve thousand pounds secured by a Mortgage to the said Corporation I say rec'd for the use of the said Sir William Blackett £600

by me George Allgood

**1 Dec 1725 George Allgood to Thomas Matthews**

1 Decemr 1725

Received of the Corporation of the President and Governours of the Hospital founded at the sole costs and charges of Thomas Guy Esquire by the Hands of Charles Joye Esq the sum of Four thousand pounds being part of the sum of twelve thousand pounds secured by a Mortgage to the said Corporation I say rec'd by virtue of a power from the said Sir William Blackett and for his use £4000

by me George Allgood  
witness Tho Matthew